



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

3/24/2016

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications will be reviewed:

1 WEST ASHLEY SENIOR CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 2095 HENRY TECKLEBURG DRIVE
Location: WEST ASHLEY
TMS#: 3510100021 -023, 035, 040, 3090000028
Acres: 8.6
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

Misc notes: Construction plans for a new WA Senior Center.

RESULTS:

☒ new BP approval tracking

City Project ID #: 150928-Henry TecklenburgDr-1
City Project ID Name: TRC_SP:WestAshleySeniorCenter
Submittal Review #: 1ST REVIEW
Board Approval Required: DRB
Owner: BON SECOURS ST. FRANCES HOSPITAL
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

2 PUBLIC STORAGE-FOLLY ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: 1439 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 3340000050
Acres: 6.868
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

Misc notes: Construction plans for a new indoor storage facility and associated improvements.

RESULTS:

☐ new BP approval tracking

City Project ID #: 160308-1439FollyRd-1
City Project ID Name: TRC_SP:PublicStorageFollyRoad
Submittal Review #: PRE-APP
Board Approval Required: DRB
Owner: PUBLIC STORAGE
Applicant: STANTEC CONSULTING SERVICES, INC 843-740-7700
Contact: BRYAN KIZER bryan.kizer@stantec.com

3 THE CITADEL BOAT CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: HAMMOND AVENUE
Location: PENINSULA
TMS#: 4600000004
Acres: 1.3+-
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DR-1F

Misc notes: Construction plans for a renovated boat center and associated improvements.

RESULTS:

☐ new BP approval tracking

City Project ID #: 160308-HammondAve-1
City Project ID Name: TRC_SP:CitadelBoatingCenter
Submittal Review #: PRE-APP
Board Approval Required:
Owner: THE CITADEL
Applicant: STANTEC CONSULTING SERVICES, INC 843-740-7700
Contact: BRYAN KIZER bryan.kizer@stantec.com

4 FORREST DRIVE, ISLAND (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002115 & 129

Acres: 7.4

Lots (for subdiv): 36

Units (multi-fam./Concept Plans): 36

Zoning: PUD

Misc notes: Preliminary plat for 36 lot subdivision on Forrest Drive.

RESULTS:☒ new BP approval tracking

City Project ID #: 150810-ForrestDr-1

City Project ID Name: TRC_PP:ForrestDrivelsland[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC,BZA-SD

Owner: CAL ATLANTIC

Applicant: STANTEC

Contact: JOSHUA LILLY

843-740-6332

josh.lilly@stantec.com

5 FORREST DRIVE, ISLAND (ROAD)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002115 & 129

Acres: 7.4

Lots (for subdiv): 36

Units (multi-fam./Concept Plans): 36

Zoning: PUD

Misc notes: Road construction plans for 36 lot subdivision on Forrest Drive.

RESULTS:☒ new BP approval tracking

City Project ID #: 150810-ForrestDr-2

City Project ID Name: TRC_RC:ForrestDrivelsland[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CAL ATLANTIC

Applicant: STANTEC

Contact: JOSHUA LILLY

843-740-6332

josh.lilly@stantec.com

6 THE CROSSINGS AT WEST ASHLEY**SITE PLAN**

Project Classification: SITE PLAN

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 7.20

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD (ESSEX FARMS)

Misc notes: Construction plans for a new assisted living facility

RESULTS:☐ new BP approval tracking

City Project ID #: 150706-Essex FarmsRd-1

City Project ID Name: TRC_SP:TheCrossingsAtWestAshley

Submittal Review #: 4TH REVIEW

Board Approval Required: BZA-SD

Owner: WEST ASHLEY IL-AL INVESTORS, LLC

Applicant: BOWMAN CONSULTING GROUP

Contact: CAMERON BAKER

843-501-0333

cbaker@bowmanconsulting.com

7 THE CROSSINGS AT WEST ASHLEY (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR DEVELOPMENT

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 7.2

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 184 UNITS

Zoning: PUD (ESSEX FARMS -LB)

Misc notes: Road construction plans for a new public right-of-way in Essex Farms (associated with assisted living facility).

RESULTS:☒ new BP approval tracking

City Project ID #: 151103-Essex FarmsDr-1

City Project ID Name: TRC_RC:TheCrossingsAtWestAshley[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, A PARTNERSHIP

Applicant: BOWMAN CONSULTING

Contact: CAMERON BAKER

843-501-0336

cbaker@bowmanconsulting.com

#8 WESTEDGE INFRASTRUCTURE, PHS 0**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: SPRING STREET & LOCKWOOD BLVD

Location: PENINSULA
TMS#: 4600000012, etal
Acres: 1.10

Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: MU-2/WH

Misc notes: Construction plans for phase 0 road infrastructure.

RESULTS:☒ new BP approval tracking

City Project ID #: 150928-FishburneSt-1

City Project ID Name: TRC_RC:WestEdgeInfrastructurePhase0[99WestEdgeRoads]

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: CHARLESTON HORIZON DEVCO, LLC
Applicant: THOMAS AND HUTTON ENGINEERING CO 843-849-0200
Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

#9 99 WESTEDGE**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT
Address: FISHBURNE & HORIZON STREET

Location: PENINSULA
TMS#: 4600000013
Acres: 7.9

Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: MU-2/WH

Misc notes: Construction plans for a mixed-use development and associated improvements.

RESULTS:☒ new BP approval tracking

City Project ID #: 140729-FishburneSt-1

City Project ID Name: TRC_SP:HorizonNorth

Submittal Review #: 4TH REVIEW
Board Approval Required: BAR

Owner: 99 WEST EDGE OWNER, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

#10 20 BRIGADE STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 20 BRIGADE STREET

Location: PENINSULA
TMS#: 4631202005
Acres: 0.06

Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: LB

Misc notes: Construction plan for a new office building and associated improvements.

RESULTS:☐ new BP approval tracking

City Project ID #: 160308-CypressSt-1

City Project ID Name: TRC_SP:20BrigadeStNewConstruction

Submittal Review #: PRE-APP
Board Approval Required: BZA-SD

Owner: JJR DEVELOPMENT, LLC
Applicant: JJRDEVELOPMENT, LLC 917-535-7672
Contact: PATRICK HEAD ptrckhd@gmail.com

#11 COUNTRY CLUB OF CHARLESTON POOL & FITNESS**SITE PLAN**

Project Classification: SITE PLAN
Address: 1 COUNTRY CLUB DRIVE

Location: JAMES ISLAND
TMS#: 4240000004
Acres: 474.11

Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: SR-1

Misc notes: Construction plans for a new pool and fitness center and associated improvements.

RESULTS:☒ new BP approval tracking

City Project ID #: 160308-1Country ClubDr-1

City Project ID Name: TRC_SP:CountryClubofCharleston[Pool and Fitness]

Submittal Review #: PRE-APP
Board Approval Required:

Owner: COUNTRY CLUB OF CHARLESTON
Applicant: CHAPMAN COYLE CHPMAN & ASSOCIATES 770-973-6644
Contact: MICHAEL SHUE shuem@cccaarchitects.com

12 115 CALHOUN STREET HOTEL**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT
Address: 115 CALHOUN STREET
Location: PENINSULA
TMS#: 4580101037
Acres: 0.38
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 46 ROOMS
Zoning: GB-A

☒ new BP approval tracking

City Project ID #: 150604-CalhounSt-1
City Project ID Name: TRC_SP:CalhounStHotelNewConstruction

Submittal Review #: 4TH REVIEW
Board Approval Required: BZA-Z, BAR

Owner: 115 CALHOUN HOSPITALITY, LLC
Applicant: EARTHSOURCE ENGINEERING
Contact: GILES BRANCH

843-881-0525

branchgn@earthsourceeng.com

Misc notes: Construction plans for new hotel and associated site improvements.

RESULTS:

13 HUGER STREET, LLC**SITE PLAN**

Project Classification: SITE PLAN
Address: 373-379 HUGER STREET
Location: PENINSULA
TMS#: 4600302092-094
Acres: 0.32
Lots (for subdiv):
Units (multi-fam./Concept Plans): 8
Zoning: DR-2F

☐ new BP approval tracking

City Project ID #: 150915-373HugerSt-1
City Project ID Name: TRC_SP:HugerStreetLLCResidential

Submittal Review #: 3RD REVIEW
Board Approval Required: BAR (DEMO)

Owner: HUGER STREET, LLC
Applicant: ROBERT C. CHESNUT
Contact: ROBERT C. CHESNUT

843-568-7394

robert@robertchesnut.com

Misc notes: Site plan for a new multi-family residential project and associated improvements

RESULTS:

14 GRAND OAKS, PHASES 7A-9A (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: PROXIMITY DRIVE
Location: WEST ASHLEY
TMS#: 3010000697
Acres: 69.25
Lots (for subdiv): 144
Units (multi-fam./Concept Plans):
Zoning: PUD - BEES LANDING

☐ new BP approval tracking

City Project ID #: 150604-ProximityDr-1
City Project ID Name: TRC_PP:GrandOaksPhases7-11[Plat]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC, BZA-SD

Owner: GRAND BEES DEVELOPMENT, LLC
Applicant: HLA, INC.
Contact: RYAN WILLIAMS

843-763-1166

williams@hlainc.com

Misc notes: Preliminary subdivision plat for 144 lot subdivision in multiple phases

RESULTS:

15 GRAND OAKS, PHASES 7A-9A (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: PROXIMITY DRIVE
Location: WEST ASHLEY
TMS#: 3010000697
Acres: 69.25
Lots (for subdiv): 144
Units (multi-fam./Concept Plans):
Zoning: PUD - BEES LANDING

☐ new BP approval tracking

City Project ID #: 160308-ProximityDr-1
City Project ID Name: TRC_RC:GrandOaksPhases7A-9A[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC, BZA-SD

Owner: GRAND BEES DEVELOPMENT, LLC
Applicant: HLA, INC.
Contact: RYAN WILLIAMS

843-763-1166

williams@hlainc.com

Misc notes: Road construction plans for a 144 lot subdivision in multiple phases

RESULTS:

16 RIVER LANDING APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: 210 RIVERLANDING DRIVE
Location: DANIEL ISLAND
TMS#: 2750000212
Acres: 0.692
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 56
Zoning: DI-TC

☐ new BP approval tracking

City Project ID #: 160308-210River LandingDr-1
City Project ID Name: TRC_SP:RiverLandingApartments

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: DANIELISLABD APARTMENTS, LLC
Applicant: HLA, INC
Contact: JOHN LESTER

843-763-1166
jlester@hlainc.com

Misc notes: Construction plans for a new residential building and associated improvements.

RESULTS:

17 SHADE TREE, PHASE 1 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: CANE SLASH ROAD
Location: JOHNS ISLAND
TMS#: 2780000040
Acres: 44.61
Lots (for subdiv): 87
Units (multi-fam./Concept Plans): 87
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 160202-Cane SlashRd-1
City Project ID Name: TRC_PP:ShadeTreePhase1[Plat]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: PULTE
Applicant: HLA, INC
Contact: JOHM LESTER

843-763-1166
jlester@hlainc.com

Misc notes: Preliminary plat for phase 1 of the Shade Tree subdivision.

RESULTS:

18 SHADE TREE, PHASE 1 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: CANE SLASH ROAD
Location: JOHNS ISLAND
TMS#: 2780000040
Acres: 44.61
Lots (for subdiv): 87
Units (multi-fam./Concept Plans): 87
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 160202-Cane SlashRd-2
City Project ID Name: TRC_RC:ShadeTreePhase1[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: PULTE
Applicant: HLA, INC
Contact: JOHN LESTER

843-763-1166
jlester@hlainc.com

Misc notes: Road construction plans for phase 1 of the Shade Tree subdivision.

RESULTS:

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Stephen Julka, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.